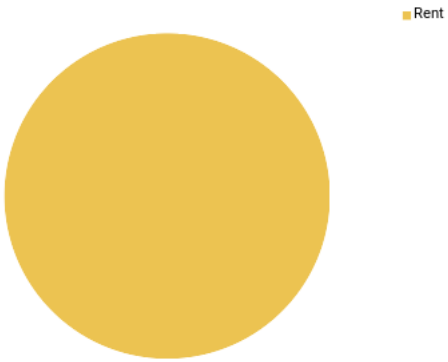
76-78 Randolph Pl NW

Monthly Income:	Monthly Expenses:	Monthly Cash Flow:	Pro Forma Cap Rate:
$13,000.00	$11,769.16	$1,230.84	3.85%
NOI	**Total Cash Needed**	**Cash on Cash ROI**	**Purchase Cap Rate**
$71,292.00	$211,500.00	6.98%	8.39%

Property Information

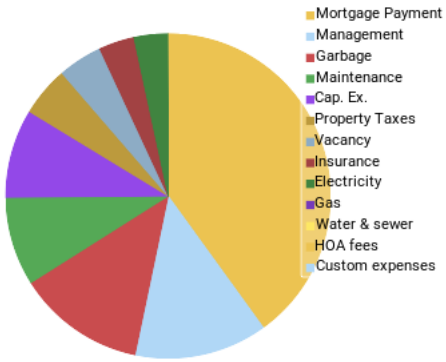
Purchase Price:	$850,000.00
Purchase Closing Costs:	$34,000.00
Estimated Repair Costs:	$50,000.00
Total Cost of Project:	**$934,000.00**
After Repair Value	$1,850,000.00
Down Payment:	$127,500.00
Loan Amount:	$722,500.00
Loan Points:	-
Loan Fees:	$0.00
Amortized Over:	30 years
Loan Interest Rate:	6.800%
Monthly P&I:	**$4,710.16**

Income



Rent	$13,000.00
Total	**$13,000.00**

Expenses



Electricity	$400.00	Gas	$0.00
Water & sewer	$0.00	HOA fees	$0.00
Garbage	$1,500.00	Custom expenses	
Vacancy	$520.00	Maintenance	$1,040.00
Cap. Ex.	$1,040.00	Management	$1,560.00
Insurance	$416.00	Property Taxes	$583.00
Mortgage Payment	$4,710.16		
Total	**$11,769.16**		

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Financial Projections

Total Initial Equity:	$1,127,500.00		
Gross Rent Multiplier:	5.45		
Income-Expense Ratio (2% Rule):	1.39%		
Typical Cap Rate:	8.39%	Debt Coverage Ratio:	1.26
ARV based on Cap Rate:	$850,000.00		

50% Rule Cash Flow Estimates

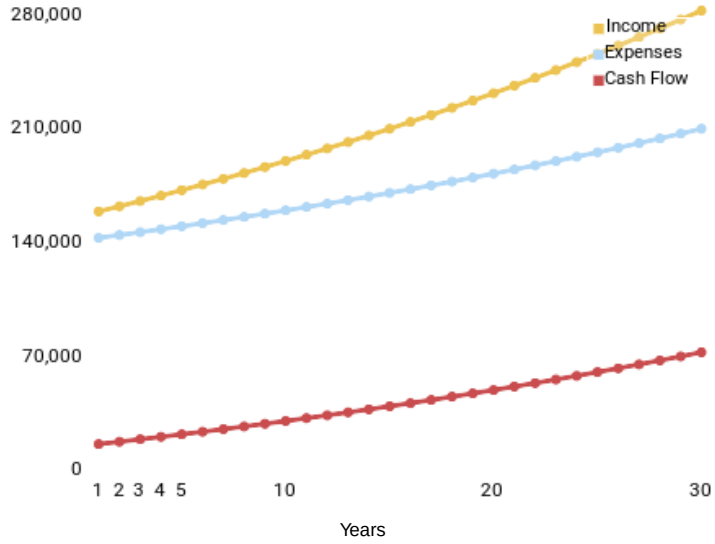
Total Monthly Income:	$13,000.00
x50% for Expenses:	$6,500.00
Monthly Payment/Interest Payment:	$4,710.16
Total Monthly Cash Flow using 50% Rule:	**$1,789.84**

Analysis Over Time

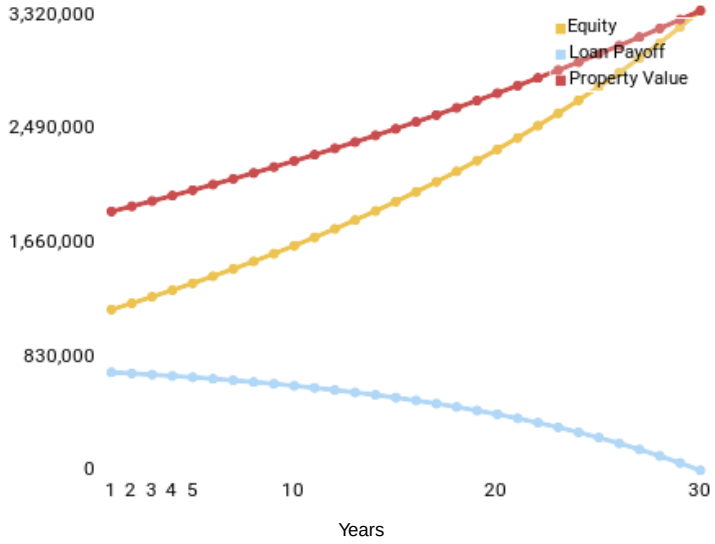
Annual Growth Assumptions	2% Expenses	2% Income	2% Property Value

	Year 1	Year 2	Year 5	Year 10	Year 15	Year 20	Year 30
Total Annual Income	$159,120	$162,302	$172,237	$190,163	$209,955	$231,808	$282,572
Total Annual Expenses	$142,924	$144,652	$150,046	$159,780	$170,528	$182,394	$209,959
Total Annual Cashflow	$16,196	$17,650	$22,190	$30,383	$39,428	$49,414	$72,614
Cash on Cash ROI	7.66%	8.35%	10.49%	14.37%	18.64%	23.36%	34.33%
Property Value	$1,887,000	$1,924,740	$2,042,549	$2,255,140	$2,489,856	$2,749,003	$3,351,019
Equity	$1,172,127	$1,218,028	$1,363,923	$1,638,093	$1,959,244	$2,339,709	$3,351,019
Loan Balance	$714,873	$706,712	$678,627	$617,046	$530,612	$409,293	$0
Total Profit if Sold	$825,863	$886,396	$1,084,836	$1,477,203	$1,958,267	$2,544,703	$4,125,803
Compound Annual Growth Rate	390%	128%	44%	23%	17%	14%	11%

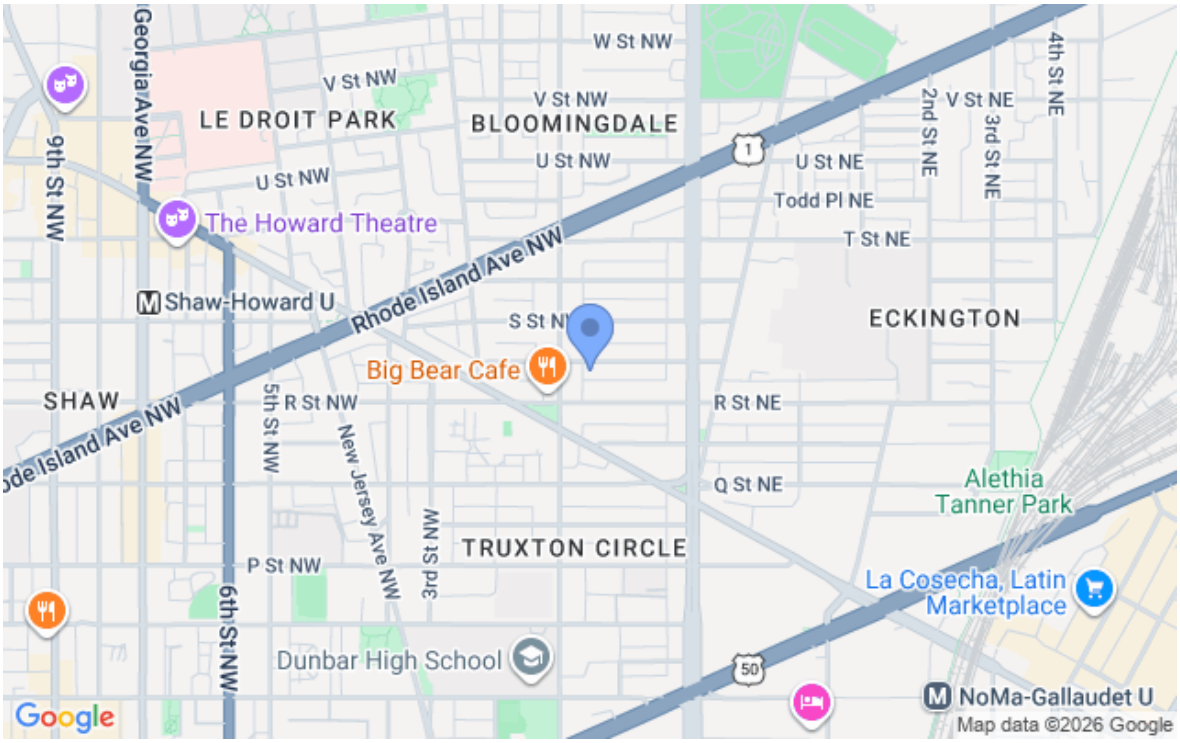
Income, Expenses and Cash Flow (in $)



Loan Balance, Value and Equity (in $)



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